

CABARRUS COUNTY, NC

PFEIFFER ERNESTINE H TRUSTEE

274 IKERD DR SE CONCORD NC 28025

130184

CONCORD CITY TAX (100), COUNTY TAX (100)

Reval Year: 2024 Tax Year: 2026

Appraised by RA on 08/06/2025 22002 MYERS PARK

LT 18 TOWNCREEK

Return/Appeal Notes:

Parcel: 5630 72 7731 0000

PLAT: 00021/00018

ID NO: 11 026 0089.00 0000

CARD NO. 1 of 1

0.9900 AC

TW-11

SRC= Inspection

AT- LAST ACTION 20250807

CONSTRUCTION DETAIL

Foundation - 3

Continuous Footing 5.00

Sub Floor System - 4

Plywood 8.00

Exterior Walls - 21

Face Brick 35.00

Roofing Structure - 04

Hip 8.00

Roofing Cover - 03

Asphalt or Composition Shingle 3.00

Interior Wall Construction - 6

Custom Interior 32.00

Interior Floor Cover - 12

Hardwood 10.00

Interior Floor Cover - 14

Carpet 0.00

Heating Fuel - 03

Gas 1.00

Heating Type - 04

Forced Air - Ducted 4.00

Air Conditioning Type - 03

Central 4.00

Bedrooms/Bathrooms/Half-Bathrooms

4/3/1 17.000

Bedrooms

BAS - 4 FUS - 0 LL - 0

Bathrooms

BAS - 3 FUS - 0 LL - 0

Half-Bathrooms

BAS - 1 FUS - 0 LL - 0

Office

BAS - 0 FUS - 0 LL - 0

0

TOTAL POINT VALUE

127.000

BUILDING ADJUSTMENTS

Quality

4

Above Average

1.1000

Shape/Design

2

MF2

0.9500

Size

Size

Size

0.9500

TOTAL ADJUSTMENT FACTOR

0.990

TOTAL QUALITY INDEX

126

MARKET VALUE

USE MOD

01

01

Eff. Area

3,818

QUAL

126

BASE RATE

158.76

RCN

609557

EYB

2000

AYB

1988

TYPE: SINGLE FAMILY RESIDENTIAL

STYLE: 3 - 2.0 Stories

SINGLE FAMILY HOME

DEPRECIATION

Standard

0.24000

% GOOD

76.0

CORRELATION OF VALUE

CREDENCE TO

MARKET

DEPR. BUILDING VALUE - CARD

463,260

DEPR. OB/XF VALUE - CARD

7,920

MARKET LAND VALUE - CARD

89,000

TOTAL MARKET VALUE - CARD

560,180

TOTAL APPRAISED VALUE - CARD

560,180

TOTAL APPRAISED VALUE - PARCEL

560,180

TOTAL PRESENT USE VALUE - PARCEL

0

TOTAL VALUE DEFERRED - PARCEL

0

TOTAL TAXABLE VALUE - PARCEL \$

560,180

PRIOR

BUILDING VALUE

331,440

OBXF VALUE

6,640

LAND VALUE

69,000

PRESENT USE VALUE

0

DEFERRED VALUE

0

TOTAL VALUE

407,080

PERMIT

CODE

DATE

NOTE

NUMBER

AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD

BOOK

PAGE

DATE

MO

YR

DEED TYPE

Q

U

V

I

INDICATE SALES PRICE

615

0780

11

1986

WD

Q

V

I

27000

13484

0300

5

2019

GW

E

I

0

HEATED AREA 3,147

NOTES

PMT 28757 3/88 HOUSE

SUBAREA

TYPE

GS AREA

%

RPL CS

BAS

1,921

100

304978

FGD

624

045

44612

FOP

40

035

2223

FUS

1,226

085

165428

PTO*

546

005

4287

UBM*

1,921

020

60964

WDD

745

020

23655

FIREPLACE

4 - 2 Story Single/1

Story Double

3,410

SUBAREA TOTALS

7,023

609,557

CODE

QUALITY

DESCRIPTION

COUNT

LTH

WTH

UNITS

UNIT PRICE

ORIG % COND

BLDG#

SIZE FACT

AYB

EYB

ANN DEP RATE

OVR

% COND

OB/XF DEPR. VALUE

10D

D

DRIVE CON

0.000

0

0

2,000

4.20

100

1

0.80

1988

1998

S5

50

3360

06

C

FENCE CL4

0.000

0

0

1,000

16.00

100

1

0.95

1993

1994

S5

30

4560

TOTAL OB/XF VALUE

7,920

BUILDING DIMENSIONS

BAS=W23N5W39S5S28E12S2E14N2E5N1E8N4E6S5E17N28Area:1921;WDD=W39S5W29N5E23N8NE@50.19-7.81E34SE@39.81-7.81S9Area:745;FGD=W224S26E24N26Area:624;FOP=S5E8N5W8Area:40;FUS=N28W23S14W28N14W12S28E14S1E12N13E7S2E5S7E8S3E17Area:1226;UBM=Area:1921;PTO=A Area:546;TotalArea:7023

LAND INFORMATION

HIGHEST AND BEST USE

USE CODE

LOCAL ZONING

FRON TAGE

DEPTH

DEPTH / SIZE

LND MOD

COND FACT

OTHER ADJUSTMENTS AND NOTES

RF

AC

LC

TO

OT

ROAD TYPE

LAND UNIT PRICE

TOTAL LAND UNITS

UNT TYP

TOTAL ADJST

ADJUSTED UNIT PRICE

LAND VALUE

OVERRIDE VALUE

LAND NOTES

SFR

0100

RM-1

240

198

1.0000

0

1.0000

PS

89,000.00

1.000

LT

1.000

89,000.00

89000

0

TOTAL MARKET LAND DATA

89,000

TOTAL PRESENT USE DATA